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# A NEW Storm Water Utility District

Lucas County Responds  
To Local Needs  
and Federal Regulations

*Protecting the Environment...  
Safeguarding Public Health  
and Safety*

Lucas County  
Storm Water Utility District

## Lucas County's Approach to Storm Water Management

Lucas County is blessed with an abundant water supply. Our rivers, streams and Lake Erie are enjoyed by area residents and are essential to our region's prosperity.



You can have too much of a good thing. Lucas County was built on a swamp and that means our area doesn't drain well. Much of Lucas County is plagued by flooding during heavy rains or spring thaws.

## Storm Water Management

Storm water management is one of the major challenges facing Lucas County today. To address this problem, county leaders have created a new Storm Water Utility District. The goal of the District is reducing flooding, improving the drainage of storm water, and improving the water quality of local rivers and streams.

Under the new District, property owners will be charged an assessment on their property tax bill.

## Why Is This Program Necessary?

### Water Quality Problems

According to the United States Environmental Protection Agency (U.S. EPA), 40 percent of our nation's waterways remain polluted and storm water runoff is a leading source.

Storm water pollution can occur when it rains, as oil, salt, litter, soil, fertilizer and pesticides are washed into nearby street drains. Most of these drains empty directly into the streams and rivers that we use for fishing, swimming and boating, resulting in unusable, polluted waterways.

### New Federal Regulations & Local Needs

To protect and improve the quality of our waterways, the U.S. EPA has issued new regulations that require communities like Lucas County to reduce the pollutants in storm water runoff.

### Paying for an Unfunded Mandate

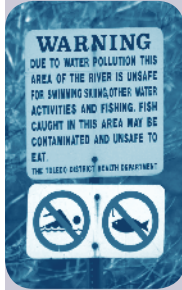
Because Federal and State funding is not available, Lucas County residents and businesses will have to absorb the costs of meeting the new water quality regulations and for repairing the existing storm water infrastructure.

### Key Input and Review

Over the past six years, a Storm Water Advisory Committee (SWAC) comprised of fifteen key stakeholders, county staff, and consultants met to develop program policies and procedures for the Storm Water District program. In addition, two public hearings were held to solicit public input.



## What Services Will be Provided?



The revenue from the new storm water fee will be used to comply with federally unfunded mandates such as the NPDES Phase II regulations, improve water quality and begin to upgrade the manmade and natural storm water infrastructure in our county.

### Money will be used to:

- Monitor water quality of local waterways to control potential discharge of pollutants;
- Identify and eliminate improper connections that illegally dump waste, instead of storm water, directly into our rivers and streams;
- Develop plans to properly address storm water runoff throughout the existing storm water system;
- Help with projects to maintain, upgrade, repair, and replace the existing storm water infrastructure to reduce flooding and pollution;
- Comply with unfunded federal and state water quality regulations.



## Who Will Have to Pay?

Residential property owners, schools, churches, businesses, industries and governments located in the unincorporated areas of **Jerusalem, Monclova, Spencer, Springfield, Sylvania, Washington and Waterville Townships** named by the Federal Government will be required to pay this fee. No property is exempt from the fee.

## When Will You be Billed?

### New Storm Water Fee January 2012

The new storm water charge that is set for two years will first appear on the January 2012 tax bill, and on each semi-annual property tax bill thereafter.

## What Will the Average Homeowner Pay?

Using a Lucas County survey, aerial photography concluded that a typical residential property contains 5,500 square feet of hard surface area (pavement, rooftops, driveways, parking lots, private sidewalks and other hard surfaces that prevent rain water from soaking into the soil). This value is known as the equivalent residential unit or (ERU). All residential properties defined as single-family, two-family residential homes, agricultural and certain condominium properties, will pay a flat monthly charge of \$4.06 or semi-annual charge of \$24.36 per tax bill, which will appear on their next semi-annual property tax bill beginning January 2012. This fee is set for two years and will be reviewed at that time.

## What Will Non-Residential Property Owners Pay?

Non-residential properties (industries, businesses, churches and schools, governments, etc.) containing three units or more, will pay a fee based on the amount of hard surface area contained on the property.

A business property that contains the hard surface area equal to 4 residential homes will be required to pay 4 times the rate of one residential home.

The monthly storm water rate for non-residential properties will be \$4.06 per Equivalent Residential Unit (ERU). For example, if a property contains 22,000 square feet of impervious surface, this would equate to 4 ERUs. This non-residential property owner would pay a monthly fee of \$16.24.

$$\begin{aligned} 22,000 \text{ sq. ft.} / 5,500 \text{ sq. ft.} &= 4 \text{ ERUs} \\ 4 \text{ ERUs} \times \$4.06 \text{ per ERU} \times 6 \text{ months} &= \\ &= \$97.44 \text{ per tax bill} \end{aligned}$$

## Non-Residential Credits Program

Non-residential properties may reduce their storm water fee through the implementation of storm water controls and proven BMP's (best management practices) on their properties that reduce the impact on the overall storm water system. For more information regarding the credits program, please visit our website at: <http://www.co.lucas.oh.us/engineer/stormwaterutility> for more details and credit application forms.



## Who Do I Call for Storm Water Related Issues?

If you are experiencing flooding or other storm water related problems, please call the County Engineer's Office at (419) 213-4540.

## For More Information Contact

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